

STONE BUILT 5-BED VILLA WITH GUEST ACCOMMODATION AND INCREDIBLE VIEWS IN VOUVES



**REF:
YHOC-184**



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**PRICE:
€775,000**

HOUSE SIZE: 205m²

LAND SIZE: 4,941m²

This fantastic stone built villa sits on a large private plot on the side of a hill offering amazing panoramic views overlooking the sea, mountains and countryside. Built in 2006 and renovated in 2015, this stunning villa ticks many boxes: it has views, privacy, sits on a big land, with unobstructed sea and mountain views and is in immaculate condition. It could be used as a permanent home away from home, or as a potential rental business.

INTERIOR

This property consists of 2 independent buildings: one main house, and a separate building housing a studio with 2 bedrooms housing 4/5 people, ideal for rental.

THE MAIN HOUSE

Cleverly designed due to the slope of the plot, the main house is built on 2 levels. You enter via the top level, into the spacious kitchen/ dining room. The kitchen is fully equipped with stainless steel white goods including a dishwasher and ceramic hob. The kitchen table is made from massive teak and seats 10 people. A door gives access to a large covered east facing terrace provided with windscreens, outdoor furniture and offering stunning unobstructed views towards the sea and the White Mountains.

A beautiful stone arch separates the kitchen area from the small and cozy living room. The house is centrally heated and is equipped with reversible air-conditioning units in every room. There is also a provision for a wood burning chimney to be fitted should one want to (there is a hole in the ceiling for the chimney).

Also on this floor is a useful storage room, a separate toilet and a comfortable office/library room with floor to ceiling cupboards.

Tiled stairs lead down to 3 spacious bedrooms each with floor to ceiling wardrobes with sliding doors, an air-conditioning unit, fly screens and access to the covered veranda with 3 arches, windscreens and magnificent views. From this veranda there is access to the pool. This floor also offers a useful storage room, a separate WC, and a modern bathroom with a built walk-in shower and equipped with a towel rail.

THE STUDIO/GUESTHOUSE

Stone built and with wooden beamed ceilings, the studio has been upgraded to a modern and tastefully decorated rental unit, where guests can enjoy the peaceful environment and the stunning views in all privacy.

The studio consists of 2 bedrooms each equipped with a reversible air-conditioning unit, large wardrobes and fly screens, a comfortable walk-in shower room with 2 wash basins, a cozy living/dining space (fully furnished), a fully equipped kitchenette and plenty of outdoor sitting areas. The roof of the guest house has been replaced in 2020.

Apart from that, there is also a total of 41m² en-caved storage areas dispersed between 2 separate rooms. Currently, one is being used as a laundry room and has a washing machine, tumble dryer and freezer, a sink and a shower room with a walk in shower and toilet. The second room is being used as storage for tools, wine, oil etc. There is also a separate boiler room housing the boiler and the petrol tank for the central heating system.

EXTERIOR

From the main road, a sliding electric gate opens to the plot and an asphalted driveway leads to the covered entrance. For convenience there is a pedestrian gate integrated in the entrance gate. A large stone paved area is ideal for parking and there is a carport big enough to comfortably park 2 cars. A big tiled terrace covered with a canvas invites guests to have their breakfast while enjoying the stunning views.

All around the house are many sitting corners, either covered areas or in the sun, shaded or sheltered from the wind. Because of the slope of the plot, the view is guaranteed and can never be obstructed.

The huge plot is completely fenced, terraced and landscaped to a very high level. The area around the house and pool has been planted with a variety of bushes, plants and colorful flowers, and the 95 olive trees produce their own top quality olive oil.

All the trees and plants are connected to an automatic irrigation system and there are an additional 20 various fruit trees including oranges, lemons, apricots, peach, nuts and 50 vines.

From the ground level, steps lead to the pool area. The 35m² pool is surrounded with light colored tiles and has an outdoor shower and a sink. There is plenty of space to install sun beds and umbrellas, just to lazy around the pool with a glass of wine. It is worth mentioning that the tiles have been replaced with mosaic tiles in 2019.

The bottom of the plot faces a narrow rural road. The current owner has installed a little access gate which gives easy access to the surrounding olive and orange groves, a great area for walking and hiking.

THE AREA

Vouves is a small traditional village just 10 minutes driving from the coast and closest beach. There is a taverna within 5 minutes' walk open during the summer months and selling local and basic products. The village also boosts

the famous Old Olive Tree dating 3,500 years old and the small local museum besides it. Within 12 minutes driving you reach the larger village of Kolymbari which is open all year round and offers all types of amenities such as super market, pharmacy, doctors, restaurants, cafes, shops, gas station, bookshop, school, post office, local transportation, highway entrance/exit and many more. Also worth mentioning is the weekly market on Fridays (only 12 minutes from the house) which is not only a shopping expedition but also a social experience.

Also within 10 minutes driving is the village of Tavronitis offering all types of every day amenities and the intersection to the National Road. The village of Tavronitis is open all year. The beach is pebbly and some parts have coarse sand. It is not a touristy area, but Tavronitis offers tavernas, baker, butcher, mini markets and much more. The historical city center of Chania is a 35 minute drive while Chania airport is a 50 minute drive.

If you are looking for an exceptional, exclusive property which is ready to move into, then look no further!

FEATURES

- 10,000 liters underground reserve water tank
- Solar panels (for hot water)
- Air conditioning throughout (both properties)
- Fully equipped kitchens
- Main house: wooden double glazed windows and shutters – studio: aluminum double glazed windows and shutters
- Fly screens
- Oil powered central heating + boiler house
- Cosmote internet provider
- Built in wardrobes
- Alarm system
- Fenced and walled plot
- Electric gate at entrance
- Most of the high quality furniture included
- Satellite TV
- Beamed ceilings throughout
- 3 phase electricity
- Extra storage rooms
- Carport fitting 2 cars
- Landscaped gardens
- Automatic watering system
- Separate waters available: drinking water plus agricultural water for irrigation.
- 35m2 private pool, depth 1.20 to 1.60 meters
- Stainless steel electrical appliances

